



Staff Report

October 3rd, 2022 Council Workshop Meeting

Annual Review Request to Modify Comprehensive Plan and Zoning

Presenter: Robert Maul, Interim Community Development Director

Time Estimate: 10 minutes

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BACKGROUND: The Camas Municipal Code (CMC) allows for annual review requests to modify a comprehensive plan designation for properties outside of the periodic Comp Plan review required by state law. Specifically, CMC 18.51.020 states “The comprehensive Plan shall be reviewed once a year as a Type IV legislative process, and in accordance with RCW35A.63.070-073.

SUMMARY: The applicant is seeking to change the comprehensive plan designation for a five acre parcel, #986026906, address 4711 NW CAMAS MEADOWS DR, CAMAS, WA from Light Industrial/Business Park, to Commercial so the zoning can be changed to Mixed Use. The easterly abutting properties have all had the same change over the last two years. Please see Exhibit 1 for a detailed staff report, analysis and summary.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? This is a workshop item for Council to provide background information on a comprehensive plan change request.

What’s the data? What does the data tell us? The applicant has provided a written narrative, supportive economic study, traffic analysis as well as cited comprehensive plan goals and support from the City Engineer on utility impacts.

How have communities been engaged? This is an individual request by a property owner. The public hearing notice will include abutting properties within a 300’ radius, public noticing on all city social media outlets and on the city website.

Who will benefit from, or be burdened by this agenda item? The applicant is seeking flexibility in development options. Future site development will serve the general community with housing and commercial development options.

What are the strategies to mitigate any unintended consequences? N/A

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. All future development will be required to comply with all local, state and federal regulations, and laws on equity.

Will this agenda item improve ADA accessibilities for people with disabilities? All future development will be required to comply with all current ADA accessibility regulations.

What potential hurdles exist in implementing this proposal? There are some site constraints that will have to be addressed regardless of the zoning designation for steep slopes, critical areas and other site impacts.

How will you ensure accountability, communicate, and evaluate results? The development review process requires compliance with all adopted regulations.

How does this item support a comprehensive plan goal, policy or other adopted resolution? Yes, as shown these changes can and will comply with adopted comprehensive plan policies.

BUDGET IMPACT: N/A

RECOMMENDATION: This is for presentation only.